



Eastington Community Land Trust Ltd (ECLT)

164th Meeting of Board Members

7.00pm, Thursday 5th February 2026

MINUTES

1. **Attending:** Tom Morrison (TM, Chair), Lynne Farnden (LF), Sarah Underdown (SU), Tom Low (TL, Treasurer), Chris Bennie (CB, Member), Cllr Moya Shannon (MS, SDC Liaison), Muriel Bullock (MB, Vice-Chair), Martin Elliot (ME)

Apologies: Nicola Rowlings (NR, Secretary), Tim Crane (TC).

2. **Project Three**

Trustees debated a number of options for responding to the draft Housing Needs Survey and agreed to offer Homeground East as a possible development site for the NDP Revision.

The agenda for a TEAMS meeting with Stoud DC Planning Strategy Manager was discussed and it was agreed that MS would do the introductions, TL would do the detailed presentations and MB would agree Next Steps if Cllr Linforth remained ill. TM would also attend.

3. **Project One**

TL reported that an ECLT member had spotted the Homeseeker advert for a flat in Fullers Close did not specify "Local Connection". TM had contacted Aster Homes and this was corrected. It was agreed to consider asking Aster Homes to explain how they would prevent this happening again.

ACTION: TM

MB and LF described several instances where other Local Connection properties in Bush Close had been mis-advertised by Bromford Homes. It was agreed that the ideal solution was for Stroud DC to upgrade their computer systems to bring any Section 106 conditions (not just Eastington) to the attention of the Homeseeker Department.

ACTION: MS and TL to consider

4. **Financial and Administration Reports**

- 4.1 **Approval of Minutes**

Trustees agreed the minutes of Meeting 163, signed by TM.

- 4.2 **Approval of Annual Internal Audit**

Trustees verified the existence of land assets and thus completed the Annual Internal Audit which was signed by Chair and Vice Chair.

A Registered Society under the Co-operative and Community Benefits Societies Act 2014, registration number 7425

registered address: Hazel Cottage, Millend, Eastington, Stonehouse, Glos. GL10 3SF, www.eastingtonclt.ltd, 07974 369680

4.3 Approval of Accounts

Trustees approved the Accounts as provided by the External Examiner for presentation to all members at the AGM.

ACTION: TL

4.4 Approval of Invoices

Trustees approved three invoices to be countersigned online by NR (*Note: done 8th February*)

4.5 Approval of Budgets for 2025/2026

Hard copies of the Budgets were distributed, having been circulated on-line with the Agenda. Trustees approved the Budgets.

5. Project Two

5.1 Progress on Service Agreements

TM reported that he had escalated the National Grid Agreement within 2RH’s solicitors and gained a suitable reaction. Engrossments had been received, signed by TL and TM and sent to ECLT’s solicitor for Completion. (*note: Completion achieved 6th February*).

Several other section agreements had been discussed at Site Meetings but as yet no drafts had been sent to ECLT. TM to chase builders/2RH.

ACTION: TM (*achieved 25th February*)

5.2 Easement going to Parish Council

MB confirmed that a draft of the Easement had been provided for agreement in principle at the next Parish Council meeting. TL would address the issues from the floor.

ACTION: TL

6. Date of next meeting:

Agreed to be the AGM on 5th March 2026 at 7.00pm in the Village Hall, followed by a brief Board Meeting at 7.45 pm approximately.

**Tom Low, Treasurer,
February 2026**

Signed by TM, Chair Date.....